

# **REBIBO EXHIBIT JJ-5**



## Exhibit 5

(6/13/22 Notice Providing Copies of All Published Sale Notices)

**KTB CRE DEBT FUND NO. 8, A KOREAN INVESTMENT TRUST**

c/o Rexmark Holdings LLC  
295 Madison Avenue, Suite 1200  
New York, New York 10017

June 13, 2022

**VIA HAND DELIVERY, FAX AND EMAIL**

Union Station Sole Member LLC  
c/o Ashkenazy Acquisition Corp.  
600 Madison Ave., 15<sup>th</sup> Floor  
New York, New York 10022  
Attention: Ben Ashkenazy

Kriss & Feuerstein LLP  
360 Lexington Avenue  
New York, New York 10017  
Attention: David Kriss, Esq.  
E-mail: [dkriss@kandflp.com](mailto:dkriss@kandflp.com)  
Fax: 646-454-4166

**NOTICE OF DISPOSITION OF COLLATERAL VIA A PUBLIC FORECLOSURE SALE  
UNDER ARTICLE 9 OF THE UNIFORM COMMERCIAL CODE**

Re:	Borrower:	Union Station Sole Member, LLC, a Delaware limited liability company (" <u>Borrower</u> ")
Loan Description:		Mezzanine loan in the original principal amount of \$100,000,000 (the " <u>Loan</u> ") made by Kookmin Bank Co., LTD., as Trustee of KTB CRE Debt Fund No.8, a Korean investment trust (" <u>Lender</u> "), to Borrower, as evidenced, <i>inter alla</i> , by the Mezzanine Loan Agreement dated as of May 8, 2018, as modified by that certain First Modification of Mezzanine Loan Agreement and Forbearance dated as of July 8, 2020 (as amended, modified and/or restated from time to time, the " <u>Loan Agreement</u> "), and certain other Loan Documents
Collateral:		100% of the limited liability company membership interests in Union Station Investco LLC, a Delaware limited liability company, together with certain rights and property representing, relating to, or arising from such membership interests, all as more fully described in that certain Pledge and Security Agreement dated as of May 8, 2018 (collectively, the " <u>Collateral</u> ")

June 13, 2022  
Page 2

Dear Sirs:

Reference is made to: (a) the captioned Loan and Loan Documents, including that certain Pledge and Security Agreement, dated as of May 18, 2018; (b) the cover letter dated May 13, 2022 together with the UCC Public Sale Notice and Terms of Sale attached thereto (the "5/13/22 Notice"); and (c) the letter dated June 6, 2022 (the "6/6/22 Notice") providing additional notice of the Foreclosure Sale and a copy of the "as published" version of the UCC Public Sale notice as it appeared in the June 3, 2022 edition of the *Commercial Mortgage Alert* (the "CMA"). Lender is the holder of the Note and owner of the Loan, which is further evidenced and governed by the Loan Agreement. Capitalized terms used but not defined in this notice have the meanings given to them in the Loan Agreement or the 6/6/22 Notice.

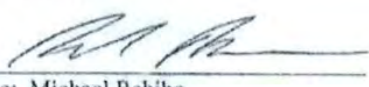
In addition to the copy of the advertisement of the UCC Public Sale Notice that appeared in the CMA on June 3, 2022 that was provided to you in the 6/6/22 Notice, enclosed herein please find copies of the Affidavit of Publication of such advertisement by the CMA, together with copies of the UCC Public Sale notice as it was published and appeared in, respectively, the *Washington Post* on June 9, 2022 and for seven consecutive days in *The New York Times* on June 6, 2022 through June 12, 2022, including proofs of publication from those newspapers.

Please direct any inquiries regarding the Loan to Michael Rebibo of Rexmark Holdings LLC, which is acting as agent on behalf of Lender at (212) 575-0047 or [Mrebibo@rexmark.com](mailto:Mrebibo@rexmark.com).

Very truly yours,

KTB CRE Debt Fund No. 8, a Korean investment trust

By: Rexmark Holdings LLC, its authorized  
representative

By:   
Name: Michael Rebibo  
Title: Managing Principal

Enclosures  
cc (each with all Enclosures)

Ben Ashkenazy  
995 5<sup>th</sup> Avenue, 14<sup>th</sup> Floor  
New York, New York 10028  
**VIA Hand Delivery by Messenger**

Union Station Investco LLC  
c/o Ashkenazy Acquisition Corp.  
600 Madison Ave., 15th Floor  
New York, NY 10022-1761  
**VIA Hand Delivery by Messenger**



June 13, 2022  
Page 3

KTb CRE Debt Fund No. 8  
c/o Daol Asset Management Co., Ltd.  
28FL, Post Tower, 60 Yeouinaru-ro  
Yeongdeungpo-gu, Seoul 07328, Korea  
Attention: Jaesang Eum  
VIA E-mail: [jaesang.eum@i-ktb.com](mailto:jaesang.eum@i-ktb.com)

Kookmin Bank Co. Ltd.  
10 fl, Sewoo Bldg., 115, Yeouigongwon-ro  
Yeongdeungpo-gu, Seoul, Korea 07241  
Attn: Jean Moon  
VIA E-mail: [aco.kbg@kbfg.com](mailto:aco.kbg@kbfg.com)

Mayer Brown LLP  
1221 Avenue of Americas  
New York, New York 10022  
Attention: David M. Stewart, Esq.  
VIA E-mail: [dstewart@mayerbrown.com](mailto:dstewart@mayerbrown.com)

**Commercial Mortgage**<sup>Alert</sup>  
THE WEEKLY UPDATE ON REAL ESTATE FINANCE & SECURITIZATION



AFFIDAVIT

STATE OF NEW JERSEY

COUNTY OF HUDSON

I, Mary Romano, being duly sworn, depose and say that I am the Advertising Sales Director of the Publisher of COMMERCIAL MORTGAGE ALERT, a weekly newsletter published and circulated in the United States, and that the Notice of Public Sale of Collateral attached to this Affidavit has been published in COMMERCIAL MORTGAGE ALERT for national distribution on page 4, June 3, 2022; advertiser: Cushman & Wakefield on behalf of Union Station and that the foregoing statements are true and correct to the best of my knowledge.

*Mary Romano*

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Mary Romano



June 3, 2022

Commercial Mortgage  
ALERT

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## UCC PUBLIC SALE NOTICE

PLEASE TAKE NOTICE THAT Kesteven Bank Co., Ltd., as trustee of KBCRE Debt Fund No. 8, a Nevada investment trust ("Secured Party"), will offer for sale at public auction all right, title, and interest of Union Station Sales Member LLC, a Delaware limited liability company (the "Debtor"), in one hundred percent (100%) of the limited liability company membership interests (the "Membership Interests") in Union Station Sales Member LLC, a Delaware limited liability company (the "Pledged Entity"), whose principal asset was formerly the leasehold interest in the real property commonly known as Washington Union Station, which is located at 40-50 Massachusetts Avenue, NE, Washington, District of Columbia 20002 (the "Property"), which title to the leasehold interest has vested in the National Railroad Passenger Corporation ("Amtrak") by the Declaration of Taking, filed by Amtrak in the United States District Court for the District of Columbia on April 14, 2022, Case 1:22-cv-01043 (the "Taking"), together with certain rights and property representing, relating to, or arising from the Membership Interests collectively, the "Collateral".

Based upon information provided by Debtor and its affiliates, it is the understanding of Secured Party that without any recourse, or representation or warranty of any kind by Secured Party as to the accuracy or completeness of the information provided, (i) the Collateral constitutes the principal asset of Debtor; (ii) the Collateral secures payment of a mezzanine loan in the original amount of \$1,000,000.00 made by Secured Party to Debtor (the "Mezzanine Loan"), for which events of default have occurred, are continuing and all indebtedness due thereunder has been accelerated by Secured Party; (iii) the Pledged Entity is the borrower under a loan (the "Mortgage Loan") in the original principal amount of \$330,000.00 that is or, due to the Taking, was formerly, secured by a first priority mortgage on the Property; (iv) the Property is a transportation hub consisting of approximately 417,081 square feet of gross leasable area and is commonly known as Washington Union Station; and (v) the Mezzanine Loan and the Mortgage Loan are subject to a subordinated mezzanine debt of May 3, 2028. The Collateral also is subject to the governing documents of the Pledged Entity including its operating agreement.

In compliance with New York Uniform Commercial Code Section 9-610 (the "UCC"), the sale of the Collateral (the "Sale") has been scheduled to take place on June 14, 2022 at 11:00 a.m. Eastern Time (the "Auction Date"). The Sale will be conducted on the Auction Date on the first steps of the New York County Supreme Court Building, located at 60 Centre Street, New York, NY 10007, and at the office of Mayer Brown LLP, located at 1221 Avenue of the Americas, 12th Floor, New York, New York 10020-1003, and also will be broadcasted for remote participation via a virtual videoconference. The URL, address, and password to attend the auction virtually will be provided to all registered participants.

The Collateral is being offered as a single lot, "as-is, where-is", with no express or implied warranties, representations, statements or conditions of any kind made by the Secured Party or any person acting for or on behalf of the Secured Party, without any recourse whatsoever to the Secured Party or any other person acting for or on behalf of the Secured Party and each bidder must make its own inquiry regarding the Collateral. The Secured Party reserves the right to (i) credit bid; (ii) set a minimum reserve price; (iii) reject all bids including without limitation any bid that it deems to have been made by a bidder that is unable to satisfy the requirements imposed by the Secured Party upon prospective bidders in connection with the sale or to whom in the Secured Party's sole judgment a sale may not lawfully be made; and terminate or adjourn the sale to another time, without further publication or notice; (iv) accept a lower bid if the bid is on terms Secured Party determines to be more favorable to the Secured Party or its affiliates than the highest bid; (v) accept a lower bid if the bid is from a bidder that, in Secured Party's determination, offers a more certain likelihood of securing the sale of the Collateral at a subsequent public or private sale; and (vi) impose any other commercially reasonable conditions upon the sale of the Collateral as the Secured Party may deem proper. All bids (other than credit bids of Secured Party) must be for cash with no financing conditions and the successful bidder must deliver immediately available good funds (1) for the Required Deposit (as defined in the Terms of Sale) on the date of the Sale, and (2) for the balance 2 of the purchase price for the Collateral on the closing date determined by the Terms of Sale. The winning bidder must pay all transfer taxes, stamp duties and similar taxes incurred in connection with the purchase of the Collateral.

PLEASE TAKE NOTICE that there are specific requirements for any potential bidder in connection with obtaining information, bidding on the Collateral and purchasing the Collateral (collectively, the "Requirements"), including without limitation, each prospective bidder (other than the Secured Party or its affiliates) will be required to represent in writing to the Secured Party that such bidder (i) is acquiring the Collateral for investment purposes, solely for the purchaser's own account and not with a view to distribution or resale of the Collateral; (ii) has sufficient knowledge and experience in financial and business matters so as to be capable of evaluating the merits and risks of investment and has sufficient financial means to afford the risk of investment in the Collateral; (iii) will not resell or otherwise hypothecate the Collateral without a valid registration under applicable federal or state laws, including, without limitation, the Securities Act of 1933, as amended (the "Securities Act"), or an available exemption therefrom; provided that the Secured Party reserves the right to verify that each certificate for the limited liability company interests to be sold bears a legend substantially in the effect that such interests have not been registered under the Securities Act and to impose such other limitations or conditions in connection with the sale of the Collateral as the Secured Party deems necessary or advisable in order to comply with the Securities Act or any other applicable law; (iv) will purchase the Collateral in compliance with all applicable federal and state laws; (v) will comply with the requirements applicable to the sale of the Collateral as set forth in Section 5 of the Intercreditor Agreement dated as of May 8, 2018 (as amended, modified, restated or supplemented from time to time, the "ICA"), including, but not limited to, that such bidder must be a "Qualified Transferee" and deliver, or cause to be delivered, to the "Senior Lender", all agreements and documentation as required under the ICA in connection with a "Realization Event", including, without limitation, the "Third Party Agreements" from a "Supplemental Third Party Obligor" (as such terms are defined in the ICA); (vi) will comply with the Pledged Entity's governing documents and the documents governing the Loan Documents; and (vii) will comply with the other qualifications and requirements (including but not limited to the Terms of Sale for Public Auction relating to the sale of the Collateral (the "Terms of Sale"). Meeting any requirements of the foregoing shall be at the sole responsibility, risk, cost, and expense of a prospective bidder.

An online data site for the Sale is available at: <https://imadefinix.com/using/AB01-100-mbrownerandson-ken-occ-public-sale> (the "Data Site"), which will include certain information that Secured Party possesses concerning the Pledged Entity, the ICA, the Mortgage Loan, the Mezzanine Loan, and the Property collectively, the "Disclosed Materials", as well as the Terms of Sale. Access to such information will be conditioned, at a minimum, upon execution of a confidentiality agreement that can be found on the Data Site. To participate in the auction, prospective bidders must confirm their ability to satisfy the requirements in the manner described in the Terms of Sale, and following such confirmation, such qualified participants will be provided a URL and password enabling access to the online data site for the Sale. No information provided, whether in the Data Site or otherwise, shall constitute a representation or warranty of any kind with respect to such information, the Collateral or the Sale. Participants are encouraged to review all Disclosed Materials and perform such due diligence as they deem necessary in advance of the Sale.

Questions may be directed to David Doros at +1 202-463-1804 or David.Doros@mbw.com, Scott Hays at +1 202-466-1166 or Scott.Hays@mbw.com, and Chris McGhee at +1 202-266-1171 or Chris.McGhee@mbw.com.

## Debt Sought For Redevelopment Play

A pair of investors are in talks to line up some \$90 million of financing to back the planned purchase of a former newspaper printing facility outside Philadelphia.

CBRE Investment Management and DH Property Holdings are seeking the debt via Walker & Dunlop. The loan likely would carry a floating rate and run about two years.

The collateral is a sprawling 47-acre campus in King of Prussia, Pa. The property, at 800 River Road, previously was the primary printing facility for the Philadelphia Inquirer. A 681,000-sf building housed the Inquirer's printing presses for three decades.

The newspaper sold the property to local developer J. Brian O'Neill's MLP Ventures for \$37 million early last year as it outsourced printing operations. It's unclear whether MLP would remain in the ownership group.

MLP had planned to redevelop the property for the life-science sector, though early discussions also included the possibility of a warehouse facility. New York-based DH Property and CBRE Investment likely will take the latter route. The plan could involve demolishing the existing building and developing the site as a distribution center. Some portion of the new loan likely would go toward preliminary development work, with the rest earmarked to finance the acquisition.

The property runs alongside the Schuylkill River 13 miles northwest of Center City Philadelphia. It's near Interstates 76, 276 and 476, all of which connect to Interstate 95. ❖

## Insurer Inks Loan On Chicago Rentals

American National Insurance has written a \$55 million mortgage on a new luxury apartment building in Chicago.

The fixed-rate loan is backed by a 198-unit property called Avra West Loop, at 1125 West Van Buren Street, that Chicago-based Tandem completed last year. The developer will use the loan proceeds to pay off construction debt.

The mortgage has a three-year term with two one-year extension options. American National, a Galveston, Texas-based life insurer, closed on the interest-only financing package on April 29. Bellwether Enterprise Real Estate Capital of Cleveland brokered the loan for Tandem.

The 20-story building, in the West Loop neighborhood, has studio to three-bedroom units with floor-to-ceiling windows, washer/dryers, smart thermostats and keyless entries. Some apartments have 12-foot ceilings. Amenities include a 24-hour fitness center, co-working space, a dog run and a 3,000-sf rooftop terrace with fire pits and grills.

The apartments are almost fully occupied. Rents for available units range from \$1,850 for studios to \$4,600 for 3-bedroom apartments.

The building has 1,500 sf of ground-floor space available for retail or office use, along with storage space for 200 bicycles.

The property is across the street from a Target and near two commuter rail stops. Tandem is developing another apartment building nearby, at 1044 West Van Buren Street, for which it recently secured construction financing. ❖



Ad # 12385616 Name CUSHMAN & WAKEFIELD ATTN: ACCOUNTS PAYA Size 286 Lines W0004  
 Class 840 PO Authorized by Account 1010045065

# PROOF OF PUBLICATION

District of Columbia, ss., Personally appeared before me, a Notary Public in and for the said District, Bonnie Majdak well known to me to be ACCOUNTING SPECIALIST of The Washington Post, and making oath in due form of law that an advertisement containing the language annexed hereto was published in said newspaper on the dates mentioned in the certificate herein.

I Hereby Certify that the attached advertisement was published in The Washington Post, a daily newspaper, upon the following dates, and was circulated in the Washington metropolitan area including specifically the following counties and independent cities: District of Columbia; in Maryland: Allegany, Anne Arundel, Baltimore (Independent City), Baltimore, Calvert, Caroline, Carroll, Charles, Dorchester, Frederick, Garrett, Harford, Howard, Kent, Montgomery, Prince George's, Queen Anne's, St. Mary's, Somerset, Talbot, Washington, Wicomico, Worcester. In Virginia: Accomack, Albemarle, Alexandria (Independent City), Arlington, Augusta, Bath, Caroline, Charlottesville (Independent City), Chesapeake (Independent City), Chesterfield, Clarke, Colonial Heights (Independent City), Culpeper, Danville (Independent City), Essex, Fairfax (Independent City), Fairfax, Falls Church (Independent City), Fauquier, Fluvanna, Frederick, Fredericksburg (Independent City), Gloucester, Greene, Hampton (Independent City), Hanover, Harrisonburg (Independent City), Henrico, Hopewell (Independent City), Isle of Wight, King George, Lancaster, Lexington (Independent City), Loudoun, Louisa, Lynchburg (Independent City), Madison, Manassas (Independent City), Manassas Park (Independent City), Nelson, Newport News (Independent City), Norfolk (Independent City), Northumberland, Orange, Page, Petersburg (Independent City), Portsmouth (Independent City), Prince Edward, Prince George, Prince William, Radford (Independent City), Rappahannock, Richmond (Independent City), Richmond, Roanoke (Independent City), Rockingham, Shenandoah, Spotsylvania, Stafford, Staunton (Independent City), Suffolk (Independent City), Virginia Beach (Independent City), Warren, Waynesboro (Independent City), Westmoreland, Williamsburg (Independent City), Winchester (Independent City), York.

Published 1 time(s). Date(s): 09 of June 2022

Account 1010045065

Witness my hand and official seal this 9th day of June 20 22

My commission expires 11/30/2026



UCC PUBLIC SALE NOTICE PLEASE TAKE NOTICE THAT Kookmin Bank Co., Ltd., as trustee of KTB CRE Debt Fund No.8, a Korean investment trust (#Secured Party"), will offer for sale at public auction all right, title, and interest of Union Station Sole Member LLC, a Delaware limited liability company (the #Debtor"), in one hundred percent (100%) of the limited liability company membership interests (the #Membership Interests") in Union Station Investco LLC, a Delaware limited liability company (the #Pledged Entity"), whose principal asset was formerly the leasehold interest in the real property commonly known as Washington Union Station, which is located at 40-50 Massachusetts Avenue, NE, Washington, District of Columbia 20002 (the #Property"), which title to the leasehold interest has vested in the National Railroad Passenger Corporation (#Amtrak") by the Declaration of Taking filed by Amtrak in the United States District Court for the District of Columbia on April 14, 2022, Case 1:22-cv-01043 (the #Taking"), together with certain rights and property representing, relating to, or arising from the Membership Interests (collectively, the #Collateral"). Based upon information provided by Debtor and its affiliates, it is the understanding of Secured Party (but



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 Class 840 PO# Authorized by Account 1010045065

without any recourse to, or representation or warranty of any kind by Secured Party as to the accuracy or completeness) that: (i) the Collateral constitutes the principal asset of Debtor; (ii) the Collateral secures payment of a mezzanine loan in the original amount of \$100,000,000 made by Secured Party to Debtor (the "Mezzanine Loan"), for which events of default have occurred, are continuing and all indebtedness due thereunder has been accelerated by Secured Party; (iii) the Pledged Entity is the borrower under a loan (the "Mortgage Loan") in the original principal amount of \$330,000,000 that is or, due to the Taking, was formerly, secured by a first priority mortgage on the Property; (iv) the Property is a transportation hub consisting of approximately 417,981 square feet of gross leasable area and is commonly known as Washington Union Station; and (v) the Mezzanine Loan and the Mortgage Loan each have a scheduled maturity date of May 9, 2028. The Collateral also is subject to the governing documents of the Pledged Entity (including its operating agreement). In compliance with New York Uniform Commercial Code Section 9-610 (the "UCC"), the sale of the Collateral (the "Sale") has been scheduled to take place on June 14, 2022 at 11:00 a.m. Eastern Time (the "Auction Date"). The Sale will be conducted on the Auction Date on the front steps of the New York County Supreme Court Building, located at 60 Centre Street, New York, NY 10007, and at the offices of Mayer Brown LLP, located at 1221 Avenue of the Americas, 12th Floor, New York, New York 10020-1001, and also will be broadcast for remote participation via a virtual videoconference. The URL address and password to attend the auction virtually will be provided to all registered participants. The Collateral is being offered as a single lot, "as-is, where-is", with no express or implied warranties, representations, statements or conditions of any kind made by the Secured Party or any person acting for or on behalf of the Secured Party, without any recourse whatsoever to the Secured Party or any other person acting for or on behalf of the Secured Party and each bidder must make its own inquiry regarding the Collateral. The Secured Party reserves the right to (i) credit bid; (ii) set a minimum reserve price; (iii) reject all bids (including without limitation any bid that it deems to have been made by a bidder that is unable to satisfy the requirements imposed by the Secured Party upon prospective bidders in connection with the sale or to whom in the Secured Party's sole judgment a sale may not lawfully be made) and terminate or adjourn the sale to another time, without further publication or notice; (iv) accept a lower bid if the bid is on terms Secured Party determines is more favorable to Secured Party or is from a bidder that, in Secured Party's determination, offers a more certain likelihood of execution; (v) sell the Collateral at a subsequent public or private sale; and (vi) impose any other commercially reasonable conditions upon the sale of the Collateral as the Secured Party may deem proper. All bids (other than credit bids of Secured Party) must be for cash with no financing conditions and the successful bidder must deliver immediately available good funds (1) for the Required Deposit (as defined in the Terms of Sale) on the date of the Sale, and (2) for the balance 2 of the purchase price for the Collateral on the closing date prescribed by the Terms of Sale. The winning bidder must pay all transfer taxes, stamp duties and similar taxes incurred in connection with the purchase of the Collateral. PLEASE TAKE



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respect to such information, the Collateral or the Sale. Participants are encouraged to review all Disclosed Materials and perform such due diligence as they deem necessary in advance of the Sale. Questions may be directed to David Dorros at +1 202-463-1364 or Dave.Dorros@cushwake.com, Sean Hayes at +1 202-266-1166 or Sean.Hayes@cushwake.com, and Chris McGlone at +1 202-266-1171 or Chris.McGlone@cushwake.com. June 9, 2022  
12385616

June 5, 2022 12335416











C M Y K

Nook, 2022-06-08, 005, 05-4C, E1

THE NEW YORK TIMES BUSINESS WEEKLY, JUNE 4, 2022

## TECHNOLOGY

## Phone Updates, Incremental and Overdue

You can now edit text messages on your iPhone and send high-resolution photos with your Android.

Brian X. Chen  
Illustration

**EVERYONE CALLED** — Almost this time every year, our smart-phone makers are ready for change. That's because Apple and Google, among others, update their operating systems that govern our iPhones and Android phones. The updates that they ship the devices with have design tweaks and new features. In other words, new things to love.

The Monday, Apple unveiled iOS 15, the next version of its iPhone operating system. It will include new features like a redesigned lock screen and the ability to edit text messages.

Last month, Google introduced Android 12, which offers a new, unified design for its smartphones. It also includes new features like a redesigned lock screen and the ability to edit text messages.

Both companies also said they were improving their apps for sending text messages. The new iPhone and Android operating systems will arrive on new phones as they update their software.

Apple and Google often receive feedback from their users. They use that feedback to make changes to their software. For example, they might add a new feature or change an existing one.

But in reality, the changes — especially the ability to edit text messages — are not as revolutionary as they seem. In fact, they are just incremental improvements.

Apple said it was making a change to the lock screen. The new lock screen will allow users to add a new widget. The widget will show the weather, the time, and other information.

Google said it was making a change to the lock screen. The new lock screen will allow users to add a new widget. The widget will show the weather, the time, and other information.

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Phone users are excited to see the new features that come with the latest updates.

Apple's new lock screen features a redesigned lock screen and the ability to edit text messages.

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But in reality, the changes — especially the ability to edit text messages — are not as revolutionary as they seem.

Apple said it was making a change to the lock screen. The new lock screen will allow users to add a new widget.

Google said it was making a change to the lock screen. The new lock screen will allow users to add a new widget.

Both companies also said they were improving their apps for sending text messages.

Phone users are excited to see the new features that come with the latest updates.

Apple's new lock screen features a redesigned lock screen and the ability to edit text messages.

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## Waiting to Be Wowed by Virtual Reality

Silicon Valley seems convinced we're blazing toward a 'metaverse' future. Yawn.

By TECH

MICK DAVIS

In 2015, Apple's first executive, Tim Cook, said that gamers were our main reason "could be a platform for our technology."

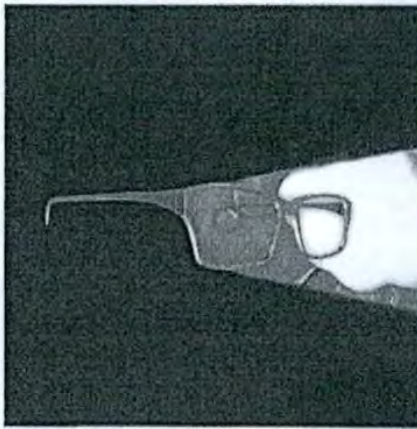
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## SEE PAGES 101-102

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## Media Giant Picks Luminary From Univision As Sports Chief

By MICHAEL MULLIN  
and KATHARINE

Warner Bros. Discovery, the media giant, has named the former president of Univision as its new chief executive officer, a move that signals the company's ambition to expand its reach into the Hispanic market.

The company, which has been a leader in the entertainment industry, has been looking for a way to reach a wider audience. The move to name Mr. Siller as CEO is a key part of that strategy. Mr. Siller, who has worked for the company for over 20 years, has a deep understanding of the Hispanic market and a proven track record of success.

## Manning billions of dollars of sports rights in the streaming era.

During a time when the company that once was a media giant is now a streaming giant, the challenge is to find a way to reach a wider audience. The move to name Mr. Siller as CEO is a key part of that strategy. Mr. Siller, who has worked for the company for over 20 years, has a deep understanding of the Hispanic market and a proven track record of success.

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## Federal Inquiry Focuses on Wells Fargo's Hiring Practices

By DAVID FLETCHER

Federal prosecutors in New York have opened a criminal investigation into Wells Fargo's hiring practices, focusing on the company's use of a controversial test to screen job applicants. The investigation is part of a broader effort to address allegations of discrimination and bias in the company's hiring process.

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## Disney Fires Its Head of TV Content, Who Was Seen as a Potential C.E.O.

By MICHAEL MULLIN  
and KATHARINE

The Walt Disney Company has fired its head of television content, a move that has raised questions about the company's future in the streaming era. The move is seen as a significant shift in the company's strategy, as it looks to restructure its television division.

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Wells Fargo's head of human resources said the bank did not believe the hiring practices were discriminatory.

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THE NEW YORK TIMES BUSINESS SATURDAY, JUNE 11, 2022

ECONOMY | CURRENCY | REAL ESTATE | MEDIA



The Consumer Price Index data shows that inflation in Ukraine was continuing to push the price of food, gas and other staples higher.

## 'Ugly' Inflation Report Jolts Hope of Prices Easing

BY JEFFREY H. ROSEN

THE NEW YORK TIMES

The new inflation report is continuing to push the price of food, gas, electricity and other staples higher. Inflation in Ukraine was continuing to push the price of food, gas and other staples higher.

The White House Council of Economic Advisors wrote in a report that inflation in Ukraine was continuing to push the price of food, gas and other staples higher.

The administration loans into a message of trust in the Fed.

What that core inflation — which excludes volatile commodities like energy and food — has done is to jolt the market's hopes of prices easing in the near future.

After a string of White House

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After a string of White House

## U.S. Raises Concerns About Swiss Actions To Weaken the Franc

BY ALAN RAFFAPORT

WASHINGTON — The Treasury's position on Friday that it was concerned that some of America's trading partners were taking actions to weaken their currencies and gain unfair trade advantages against the United States — but declined to label any country a currency manipulator — in its semiannual foreign exchange report, the department targeted Switzerland, which in 2020 was deemed a manipulator, as a recent offender and said it was closely watching the knowledge exchange practices of Japan and Vietnam. Department officials have been involved in "enhanced bilateral engagement" with all three countries in recent months.

The administration continues to strongly advocate for more stable trading partners to regularly evaluate policy tools to support a strong and sustainable global recovery. Treasury Secretary Janet L. Yellen said in a statement. "An unbalanced recovery is not in our interest."

The United States sees three main threats to its recovery if a country is weakening the value of its currency. It has broad discretion to determine if a country is manipulating the exchange rate between its currency and the dollar to gain a competitive advantage in international trade.

A government can suppress the value of its currency by selling its foreign currency and buying its own currency, or by devaluing the value of its own currency, a strategy that makes its exports cheaper and more competitive in global markets.

The Treasury administration has been involved in bilateral

currency manipulations in 2020, but the Biden administration, seeking a more diplomatic approach, reserved the designation. A Treasury official said the United States had not conducted a full review of Switzerland over the last year, noting that its economy is facing structural factors because it is a small and open European economy with a currency, the franc, that is considered a safe haven.

Currency manipulation labels are supposed to get off with the United States and can become subject from the International Monetary Fund, if the concern of the Treasury Department are not resolved, the United States can impose an array of penalties, including tariffs.

Mark Tiedt, the chief economist of the Office of Monetary and Financial Institutions Policy, said that the more pressing issue is global currency markets with the strength of the dollar.

"The end result of these days is the sharp dollar appreciation, which has clearly been generated by monetary policy divergence between a tightening Fed and others who are less aggressive," Mr. Tiedt said. "It would be hard to fault others."

The United States said Vietnam and Taiwan in its currency "monitoring list," a tally that includes China, Japan, South Korea, Germany, Italy, India, Malaysia, Singapore, Thailand and Mexico. The Treasury Department said it was closely watching the foreign exchange practices of these state-owned banks. It criticized China for practicing "very limited transparency" over its currency.

## Median Rent in Manhattan Hits New High: \$4,000 a Month

BY ANNA R. KAMBIANASKY

The median rent in Manhattan reached \$4,000 a month, the highest reported by the housing agency Douglas Elliman. This was a nearly 2 percent increase from April and more than a 25 percent increase from May 2021. The average annual rent in Manhattan was just under \$5,000 in May.

The median rent price in Manhattan was just under \$5,000 in May.

Since the start of the pandemic, rent prices have risen sharply, and the market is expected to continue to rise.

At the same time, following the expiration of New York's rent stabilization law, many landlords are raising rents, leading to a significant increase in the market.

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## At Least 20 Million Watched Jan. 6 Hearing on Thursday

BY JEFFREY H. ROSEN

An audience of at least 20 million people watched the first public hearing of the House Select Committee on the January 6th Attack on the U.S. Capitol on Thursday night, according to Nielsen.

By scheduling a congressional hearing for its first day, the committee is signaling that it is serious about its investigation into the January 6th attack.

The hearing was held in a virtual format, with participants appearing via video link.

ABC announced the biggest viewership, with 12 million viewers. NBC and CBS each had about 10 million viewers, while Fox and PBS had about 8 million viewers.

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Open the app. Open the world.



2

1100 NEW YORK TIMES BUILDING, JUNE 10, 2002

## WITH INTEREST

## What's Up

LAST WEEK'S ESSENTIAL NEWS

6/5



## More Security of Tests

The National Highway Traffic Safety Administration announced on Thursday that it was expanding its on-vehicle testing to include more vehicles with help from private drivers. The new program will allow the agency to test whether a vehicle's safety features are working as intended on the road. It is a major step toward creating a more realistic picture of how vehicles perform in the real world.

## CORRECTIONS

A highlight of questions with an article on Sunday about California's housing crisis was misstated. The article said that the state's housing crisis was a result of a housing crisis.

A headline on page 19 about the role of the Supreme Court in New York City's economic recovery was misstated. The article said that the Supreme Court was the only one of the nation's top courts to have a role in the city's recovery.

## Inflation Soars Again

Fresh inflation data dashed any hopes that price increases had begun to moderate. The Consumer Price Index rose 1 percent from April to May, much faster than the March-April rise, and monthly core inflation, which strips out volatile food and fuel prices, rose 0.6 percent. Prices climbed 0.6 percent over the year through May, making this a "year of inflation" for the first time in 40 years. As a result, the price of food continued to rise at 1.9 percent from a year earlier, the biggest increase in over 40 years.

## An Inquiry Into Wells Fargo

Wells Fargo is facing a criminal investigation by federal prosecutors in New York over whether its job interview practices violated federal laws. The New York Times reported in May that, according to current and former employees, the bank had been conducting interviews with minority and female candidates in a way that appeared to be discriminatory. Wells Fargo adopted a "diversity plan" in 2001 that required at least half of the candidates interviewed for its jobs to be minority or female. The plan also required that the bank's hiring process be "diversity conscious." The bank's hiring process was found to be discriminatory in a lawsuit filed in federal court in New York City.

## What's Next

A PREVIEW OF THE WEEK TO COME

6/12

## SO FAR THIS YEAR



Stocks were down.  
S&P 500 DOWN 1.2%



Mortgage rates were up.  
BASE RATE FOR 30-YEAR FIXED, 5.5%, UP 25 POINTS



Jobless claims were down.  
NEW UNEMPLOYMENT CLAIMS, 27,000

## The Fed Is Likely to Raise Rates

The Federal Reserve is set to announce new interest rate increases on Wednesday as it tries to cool inflation. The central bank will almost certainly add half a percentage point to the rates, as it did in May, which was the largest rate increase since 2000. In an interview this month, Fed Chairman, Alan Greenspan, said expectations for rate increases in June and July should be realistic. The typical quarter-point move is "reasonable." Since interest rates are known to be low, markets may not react too sharply but they will keep an anxious eye on the Fed's moves.



## Amazon Objects to a Union

Amazon will appear before the National Labor Relations Board this week to present its objections to the Amazon Labor Union's victory in a unionization vote at a Staten Island warehouse in April. Despite the union's determination to push organizing at the warehouse, known as JF35, workers there voted by a wide margin to form a union. Amazon filed a lot of more than two dozen objections with the NLRB, which include allegations that the union "intentionally created hostile work conditions" by interrupting company unionized meetings, which Amazon tried to resist the union. Experts say it is rare for the NLRB to overturn an election result.

## WEEK 10

Special Airlines delayed a shareholder vote on its merger with Frontier Airlines as JetBlue Always tries to cut in with a rival bid.

## THE NEW YORK TIMES

THE NEW YORK TIMES has a long history of reporting on the federal government's activities. The newspaper has been a leading voice in exposing government secrets and holding the government accountable. The newspaper's reporting has been instrumental in shaping public opinion and influencing government policy. The newspaper's reporting has been a key factor in the development of the federal government's transparency and accountability.

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## The New York Times

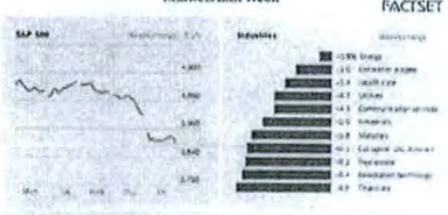


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## Markets Last Week



Best performers	Worst performers
1. JPMorgan Chase & Co. (JPM)	1. JPMorgan Chase & Co. (JPM)
2. Bank of America (BAC)	2. Bank of America (BAC)
3. Citigroup (C)	3. Citigroup (C)
4. Wells Fargo (WFC)	4. Wells Fargo (WFC)
5. Goldman Sachs (GS)	5. Goldman Sachs (GS)
6. Morgan Stanley (MS)	6. Morgan Stanley (MS)
7. American Express (AXP)	7. American Express (AXP)
8. Visa (V)	8. Visa (V)
9. Mastercard (MA)	9. Mastercard (MA)
10. PayPal (PYPL)	10. PayPal (PYPL)
11. eBay (EBAY)	11. eBay (EBAY)
12. Amazon (AMZN)	12. Amazon (AMZN)
13. Google (GOOGL)	13. Google (GOOGL)
14. Microsoft (MSFT)	14. Microsoft (MSFT)
15. Apple (AAPL)	15. Apple (AAPL)
16. Facebook (FB)	16. Facebook (FB)
17. Twitter (TWTR)	17. Twitter (TWTR)
18. LinkedIn (LNKD)	18. LinkedIn (LNKD)
19. Salesforce (CRM)	19. Salesforce (CRM)
20. Oracle (ORCL)	20. Oracle (ORCL)

